

05-○-1202

City Council  
Atlanta, Georgia

AN ORDINANCE

BY: COUNCILMEMBER CLETA WINSLOW

**Z-05-**

Date Filed: 6-19-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

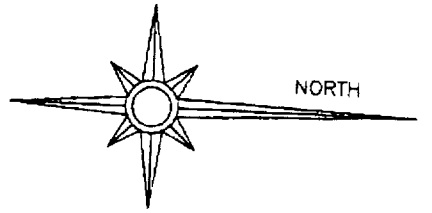
SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **652 Shelton Avenue S.W.**, be changed from the I-1 (Light Industrial) District to the R4-A (Single-family Residential) and HD-20-I (Adair Park Historic District) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 107 of the 14<sup>th</sup> District, Fulton County, Georgia by the attached legal description and/survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



NORTH

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN (OPEN) FEET AND AN ANGULAR ERROR OF (-) SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS FOUND TO ACCURATE WITHIN ONE FOOT IN (50,000) FEET.

EQUIPMENT USED: TOPCON GTS 300

I HAVE THIS DATE, EXAMINED THE 'FEMA OFFICIAL FLOOD HAZARD MAP' AND FOUND REFERENCED HOUSE (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.  
COMMUNITY PANEL NO. 13121C0356 E  
ZONE: X  
EFFECTIVE DATE: JUNE 22, 1998

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

RICKY C. BUSBEE, G.S., NO. 2497

**BUSBEE SURVEYING CO., INC.**

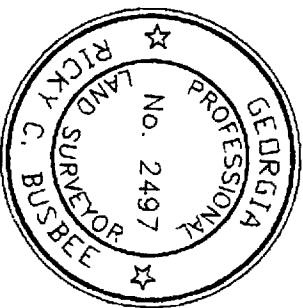
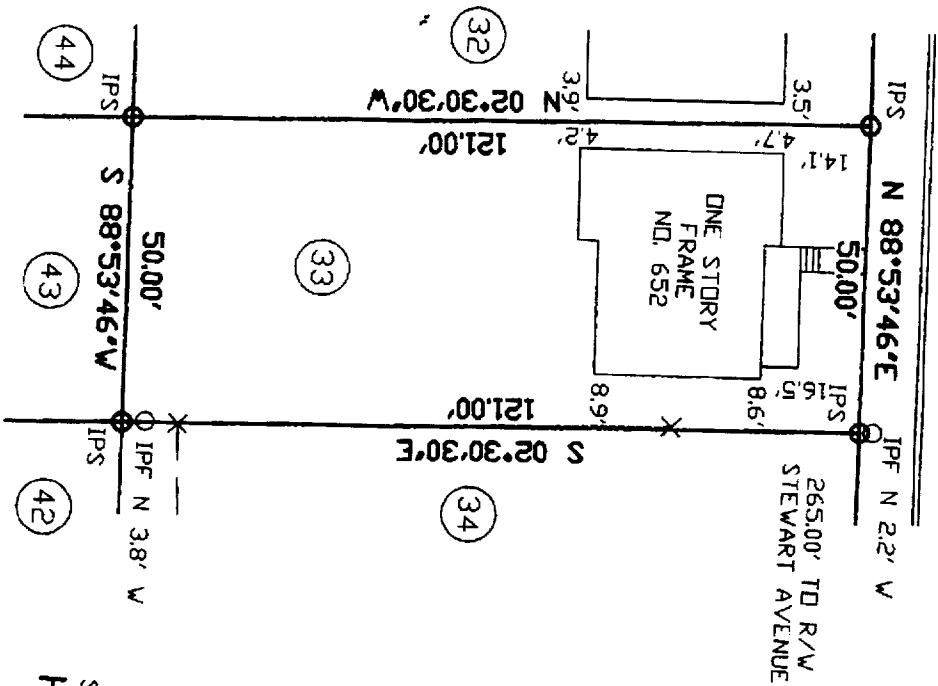
3348 HIGHWAY 120

DULUTH, GEORGIA 30096

PHONE: (770) 497-9866

FAX: (770) 497-9881

# SHELTON AVENUE



SURVEY FOR  
**H. WAHL**

LOT 33

SOUTHSIDE GROVE AUCTION SALE  
PLAT BOOK 2, PAGE 5

LAND LOT 107, 14TH DISTRICT

FULTON COUNTY, STATE OF GEORGIA

DATE: MARCH 10, 2005

SCALE: 1" = 30' JOB NO. 32978/WAHL

